



NISSAN MOTOR ACCEPTANCE COMPANY LLC

8900 Freeport Parkway
Irving, Texas 75063-2438
Mailing Address: P.O. Box 660360
Dallas, TX 75266-0360
Telephone: 800-456-6622

August 9, 2023

Via eMail & Overnight Courier

Superb Motors Inc.
d/b/a Superb Motors
215 Northern Blvd
Great Neck, NY 11021
Email:tony@yourteamauto.com
Attn: Mr. Robert Urrutia

Re: Notification of Default and Demand for Payment

Dear Mr. Urrutia:

For the purposes of this letter ("Demand"), reference is made to the Automotive Wholesale Financing and Security Agreement ("Wholesale Agreement") between Nissan Motor Acceptance Company LLC f/k/a Nissan Motor Acceptance Corporation ("NMAC") and Superb Motors Inc. d/b/a Superb Motors ("Dealership") dated December 17, 2021, as amended to date. If not otherwise defined, each other capitalized term in this Demand means the same as in the Wholesale Agreement.

The repayment to NMAC of amounts due under the Wholesale Agreement has been guaranteed by Robert Urrutia (together with the Dealership, the "Obligors") who has been provided a copy of this Demand.

NMAC hereby gives notice that the Dealership has defaulted under the Wholesale Agreement due to theft of a number of vehicles from the Dealership as noted in NMAC's inventory audit of the Dealership completed on August 8, 2023. Such losses, in the amount of **\$1,183,101.25** as detailed in Exhibit "A" attached hereto, give rise to one or more events of default under the Wholesale Agreement. Such events of default also trigger defaults under any and all other NMAC loan agreements, promissory notes and leases to which any Obligor is a party ("Loan Documents"), and NMAC reserves all of its rights and remedies against all Obligors under such Loan Documents.

As a result of the events of default, NMAC demands that by 1:00 PM CDT, August 11, 2023, the Obligors pay NMAC \$1,183,101.25 ("Amount Demanded"), via electronic funds transfer ("EFT"). Wiring instructions are as follows:

Wire Funds to:	Chase Bank of Texas Dallas, Texas ABA # [REDACTED]
	Account: Nissan Motor Acceptance Company
	Account Number: [REDACTED]
	Reference: 8085 Superb Motors

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If the Obligors fail to pay the Amount Demanded by the date and time stated above, NMAC may, in its discretion, exercise any and all of its other rights and remedies against the Obligors arising after an event of default, as provided by the Wholesale Agreement, Loan Documents and other financing agreements between NMAC and the Obligors and by applicable law.

In addition, as of the date of this Demand and until all inventory financed under the Wholesale Agreement is paid in full, the interest rate on each of the Dealership's lines financed under the Wholesale Agreement shall be increased by 200 bps over the rate(s) previously in effect.

Please note the following:

1. Nothing contained in this Demand will be construed as a limitation on or waiver by NMAC of its rights and remedies against any Obligor arising from any other existing or further default under the Wholesale Agreement, any Loan Document, or by contract or law.
2. NMAC reserves its rights to accelerate payment in full of all obligations owed under the Wholesale Agreement and any other Loan Documents or to terminate the Wholesale Agreement and any other Loan Documents arising from any existing or further default to the date of such default.
3. Notwithstanding any previous action or inaction by or on behalf of NMAC to the contrary, if any, you are hereby notified that NMAC will hereafter require strict compliance with the terms and conditions of the Loan Documents.

If you would like to discuss this matter further, please contact me at 469-597-6152.

Respectfully,

NISSAN MOTOR ACCEPTANCE COMPANY LLC
a Delaware limited liability Company

By: Allison Jank
Allison Jank
Manager, Special Credit

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Exhibit A

VIN	Make	Model	Year	Floor Date	Payment Due	Audit Cd
WAUF2AFC3GN063552	Audi	S6	16	7/25/2023	\$27,150.00	Stolen
1C4SDJCT1MC574393	Dodge	Durango	21	7/26/2023	\$39,370.00	Stolen
WBA8B7C55GK368800	BMW	3-Series	16	6/29/2023	\$31,385.00	Stolen
2C4RDGEG7GR384403	Dodge	Grand Cara	16	9/16/2022	\$5,080.00	Stolen
WA1B4AFYXK2139568	Audi	SQ5	19	6/15/2023	\$33,410.00	Stolen
SALGV5RE3KA525460	Land Rov	Range Rove	19	7/11/2023	\$91,125.00	Stolen
SALYB2RX0JA770423	Land Rov	Range Rove	18	7/11/2023	\$31,300.00	Stolen
WA1LHAF72KD026699	AUDI	Q7 PRM +	19	6/15/2023	\$31,995.00	Stolen
WBA8B7C55JA572994	BMW	3-Series	18	6/15/2023	\$37,245.00	Stolen
1GNSKBKD5NR360485	Chevrole	Suburban	22	6/29/2023	\$58,900.00	Stolen
1GNSKBKD9PR148675	Chevrole	Suburban	23	6/29/2023	\$60,950.00	Stolen
WAUWGAF8GN035733	Audi	A7	16	6/29/2023	\$28,160.00	Stolen
5UXTR9C57KLE12580	BMW	X3	19	6/29/2023	\$28,960.00	Stolen
SALGW2SE6KA533297	Land Rov	Range Rove	19	5/1/2023	\$83,305.00	Stolen
1C4HJXFN3MW668101	Jeep	Wrangler	21	7/11/2023	\$44,245.00	Stolen
WDDSJ4GB7KN725983	Mercedes	CLA	19	7/11/2023	\$26,525.00	Stolen
1C4SDJCT2MC520441	Dodge	Durango	21	7/11/2023	\$37,735.00	Stolen
1GNSKBKD1NR324812	Chevrole	Suburban	22	6/28/2023	\$54,150.00	Stolen
1GNSKBKD9NR280798	Chevrole	Suburban	22	6/28/2023	\$54,150.00	Stolen
SALVP2BG2GH078520	LANDROVE	RR EVQ SE	16	6/28/2023	\$17,635.00	Stolen
1GYS4HKJ8LR109544	Cadillac	Escalade E	20	6/28/2023	\$50,575.00	Stolen
1GNSKHKC7GR178042	Chevrole	Suburban	16	6/28/2023	\$19,500.00	Stolen
4JGFB4KB0LA194078	Mercedes	GLE	20	6/7/2023	\$46,751.25	Stolen
SALWR2RV8JA189351	Land Rov	Range Rove	18	7/17/2023	\$38,690.00	Stolen
4JGFF5KE3LA146109	Mercedes	GLS	20	7/19/2023	\$57,625.00	Stolen
WA1AAAF78KD002872	Audi	Q7	19	7/19/2023	\$31,100.00	Stolen
WBA8B7C56GK487293	BMW	3-Series	16	5/17/2023	\$29,260.00	Stolen
WBA8B7C59JA411869	BMW	3-Series	18	5/17/2023	\$36,590.00	Stolen
WDDWK4KB4HF441333	Mercedes	C-Class	17	3/9/2023	\$32,600.00	Stolen
WAUB8GFF5G1107889	Audi	A3	16	4/19/2023	\$17,635.00	Stolen
TOTAL					\$1,183,101.25	

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cc: Mr. Robert Urrutia
345 East 80th St. Apt SC
New York, NY 10075
Email: tony@yourteamauto.com

Ms. Lisa Cicchini
Nissan Motor Acceptance Company LLC
1501 Cottontail Lane
Somerset, NJ 08873

Jamie Beck
Nissan Motor Acceptance Company LLC
8900 Freeport Parkway
Irving, TX 75063